

January 10, 2001

TO: Mayor and City Council

FROM: John Lettelleir, AICP, Director of Planning

SUBJECT: Results of the Planning & Zoning Meeting January 9, 2001

The following item is scheduled for the January 16, 2001 City Council Meeting

Final Plat: Grayhawk – Phases I - II
Applicant(s): Eldorado Ranch, Ltd.

DESCRIPTION:

204 Single-Family lots and three open space lots on 67.4± acres on the north side of Eldorado Parkway, 1,500± feet east of F.M. 423. Zoned Planned Development-Single-Family-5. Neighborhood #49.

APPROVED: 6-0 **DENIED:** _____ **TABLED:** _____

RECOMMENDATION:

Recommended for approval subject to:

1. Additions and/or alterations to the engineering plans as required by the Engineering Department.
2. Staff approval of landscaping, screening, fencing, sidewalk, and hike and bike trail plans.
3. City Engineer approval of a waiver to the requirement for alleys.
4. City Attorney review and approval of homeowner's association documents.
5. Filing of the off-site street, alley, and drainage easements prior to a city release for construction.

DM/sg

cc: Cary Cobb 972-964-0131
Warren Corwin 972-396-4987
Frank Jaromin
Donnie Mayfield
Mack Borchardt

Agenda No.: 10

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Remarks:

At their December 27, 2000 meeting, the Planning & Zoning Commission expressed a desire to review the landscape plans for this project. The Planning & Zoning Commission is obligated to forward a recommendation on the final plat to the City Council within 30 days of the submittal of the final plat to the City for review. The applicant waived this right and excused the Planning & Zoning Commission from this obligation. The applicant has submitted preliminary landscape plans to staff for review. At the time of zoning, some members of the Planning & Zoning Commission and City Council expressed a concern regarding the lack of usability of the centralized open space feature. The applicant has increased the amount of usable open space by reducing the amount of open space encumbered by water. Final landscape plans will be approved by staff.

The final plat shows 204 single-family lots and three open space lots developed to Planned Development-Single-Family-5 standards. Two points of access will be provided from Eldorado Parkway. As recommended by the Comprehensive Plan, a street is stubbed to the west to the Retail tract at the northeast corner of Eldorado Parkway and F.M. 423 to provide a future vehicular connection between the future retail development and the single-family neighborhood. The collector street extending north from Eldorado Parkway will have a modified design. The street width will be 22 feet. Tree islands and parking will be provided intermittently along the street per the planned development standards and concept plan. Off-site street, alley, and drainage easements are necessary for development of the site. These easements must be obtained and filed prior to the City releasing this project for construction.

The centralized open space is being dedicated in accordance with the concept plan and planned development standards. Lots backing to Eldorado Parkway will be screened by berms, trees, and shrubs placed in 25 feet of additional right-of-way for screening and landscaping purposes dedicated to and maintained by the homeowners association. Hike and bike trails to be maintained by the homeowners association will be constructed within 15-foot hike and bike trail easements in accordance with the concept plan.

Alleys are not provided to serve all of the lots. The Subdivision Ordinance requires alleys to be provided along the rear of all lots, unless the City Council waives the requirement for alleys by determining that utilities and access are adequately provided to the lots. With the approval of the preliminary plat for Grayhawk, the City Council waived the requirement for alleys subject to the City Engineer determining that adequate area is dedicated for utilities and that the lots are designed without lot-to-lot drainage. The City Engineer will waive the requirement for alleys should the Engineering Department determine that these conditions are present through their review of the engineering plans.

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